(1)

Bay 36

Davidson County DEEDWARR
Recvd: 05/11/04 14:46 2pgs
Fees:13.00 Taxes:703.00

20040511-0054063

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Marie M. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joshua P. Brinkley	USAA Federal Savings Bank	115-2
960 Davidson Drive	10750 McDermott Freeway	GROUP
Nashville, Tennessee 37205	San Antonio, Texas 78282	PARCEL 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********One Hundred Ninety Thousand Dollars and Zero Cents ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marie M. Young, a single person Lisa A. Underwood, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua P. Brinkley and Kimen K. Spiotta, _____ _____ hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 164 on the Plan of Crest Meade, Section III, of record in Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Marie M. Young and Lisa A. Underwood by deed from David R. Bridgforth and wife, Kimberley W. Bridgforth, of record as Instrument No. 20011214-0138109 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 960 Davidson Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of May, 2004.

Marie M. Young

Lisa A. Underwood

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Marie M. Young and Lisa A. Underwood, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee